



PLANNING COMMISSION SYNOPSIS

June 21, 2012

CALL TO ORDER

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 p.m. in the Council Chambers of the Bloomington Civic Plaza.

COMMISSIONERS PRESENT: Nordstrom, Felkner, Willette, Oleson, Pierce, Spiess, Batterson

COMMISSIONERS ABSENT: None

STAFF PRESENT: Pease, Hiller

Nordstrom led the attendees in the reciting of the *Pledge of Allegiance*.

ITEM 1

6:03 p.m.

CASE:	10378A-12
APPLICANT:	Joel Pietig (dba Ace Concrete)
LOCATION:	8100 Pillsbury Avenue
REQUEST:	Interim use permit for outdoor storage of construction equipment in the I-3, General Industry Zoning District

APPEARING FOR THE APPLICANT:

Joel Pietig, applicant

DISCUSSION BY THE COMMISSION:

Pease summarized the staff report for Case 10378A-12 recommending approval on a 3-year Interim Use Permit for outdoor storage of construction equipment in the I-3, General Industry Zoning District at 8100 Pillsbury Avenue subject to the conditions and code requirements listed in the staff report.

Willette asked if the City has given any indication the alley adjacent to the site would be paved. Pease stated if the alley were to be paved it would be assessed to the property owners adjacent to the alley. He stated getting an assessment is easier when property owners are aligned and in favor of the assessment and could be tied to bringing the properties on the block into compliance at the same time.

Pierce asked if the City has had contact with the four property owners to the south on this block regarding redevelopment/bringing the properties into compliance. Pease stated he has had several discussions with property owners in prior years with regard to their Interim Use Permits (IUP's) and future plans for the properties, but no contact within the last seven months. Pierce asked how many IUP's have been granted to these other properties. Pease stated two.

Oleson asked if noise abatement could be used with these properties since there is close proximity to residential uses. Pease stated the applicant erected a ten foot wall on the west side of the property to help with noise abatement. Pease stated there have not been any noise complaints specific to this property recently. Oleson asked if the City has had formal or informal discussions for redevelopment of properties in this area. Pease stated the City has not been involved with any redevelopment projects in this area, but is encouraging private redevelopment to occur.

Pietig stated staff has explained his request thoroughly and asked for approval of the three year interim use permit. He stated this type of use provides a very important need for small business owners to store equipment cost effectively and conveniently within the City. He stated the City restricts parking work vehicles on the streets or in residential driveways. He stated he and his business appreciate the many years he has used this property for equipment storage, but feels frustrated that the City is forcing property owners providing this type of use to upgrade the properties when many do not have the means to do so. He asked the Commission if these types of properties are no longer available for this type of use within the City, where will the small businesses store their equipment. He stated this is a great location for this type of use as it is centrally located and they are respectful to the neighbors.

The public hearing was closed.

Pierce stated he supports the request of the applicant. He stated the three year request will align the expirations of the other IUP's on the block so perhaps redevelopment and/or consolidation will occur.

Spieß stated she is pleased the applicant has been in contact with the City regarding the long term plans for the property and is in support of the application.

Batterson stated he is in support of the application as it is a suitable use for the property until a new use comes along in the future.

Nordstrom stated the City's Comprehensive Plan has a vision for this site in the future and it is necessary to provide a transition period when expectations change for the use of a property. He stated the flexibility allowing this type of use has provided the property to be used while lining up conditions to make the properties redevelopable.

Nordstrom stated this item will be heard at the July 2, 2012 City Council meeting.

ACTIONS OF THE COMMISSION:

M/Willette, S/Pierce: To close the public hearing. Motion carried 7-0.

M/Oleson, S/Spieß: Having met the required findings in Case 10387A-12, the Planning Commission recommends approval of a 3-year Interim Use Permit for outdoor storage of construction equipment in the I-3, General Industry Zoning District at 8100 Pillsbury Avenue subject to the conditions and code requirements listed in the staff report. Motion carried 7-0.

CONDITIONS OF APPROVAL RECOMMENDED BY THE COMMISSION:

The Planning Commission recommends approval of a three year interim use permit for the outdoor storage of construction trucks and equipment at 8100 Pillsbury Avenue South subject to the following conditions:

- 1) The applicant must submit a phased improvement plan for approval by the Planning Manager. The phased improvement plan must provide for full Code compliance and include Final Site and Building Plan application and approval.
- 2) The Code complying improvements be constructed by August 24, 2014;
- 3) The existing screen fence must be maintained;
- 4) No on-street parking allowed;
- 5) No exterior storage of construction materials allowed;
- 6) No parking allowed in the 20 foot yard along Pillsbury Avenue;

- 7) The area between the street and the fence must be established as grass except for the area where the driveway enters the property;
- 8) All loading and unloading occur within the fenced area and off of public streets; and
- 9) No more than three on-site covered refuse dumpsters be allowed. The dumpsters must be located along the east fence.
